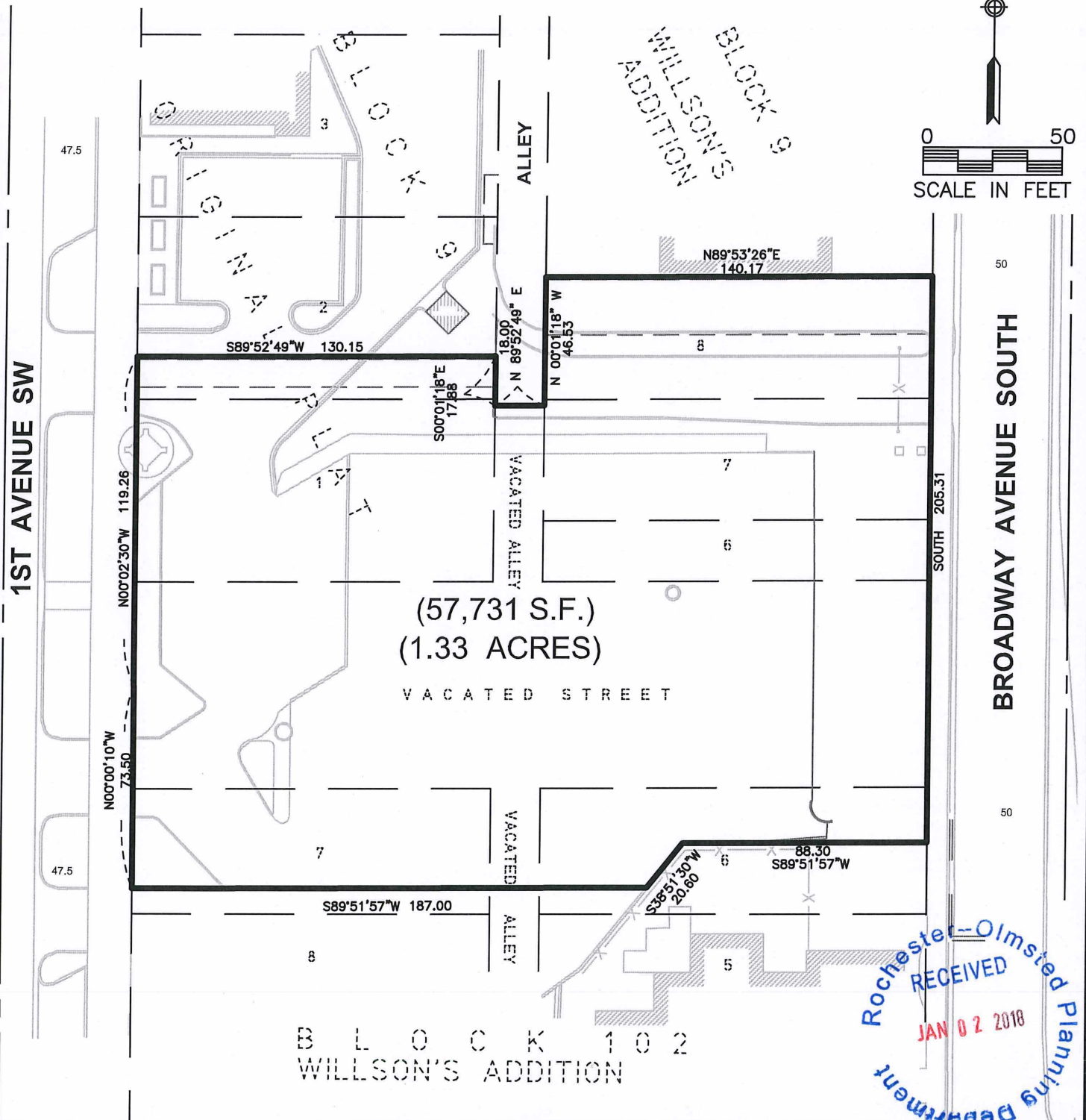


# EXHIBIT A

**PROPERTY DESCRIPTION:**

**(SEE ATTACHED)**



PART OF BLOCK 9, ORIGINAL  
PLAT OF ROCHESTER  
& PART OF BLOCK 102,  
WILLSON'S ADDITION

CLIENT: TITAN DEVELOPMENT

SCALE: 1" = 50'

DRAWN BY: JJR

DATE : 11/15/16

ACCT. NO. : 03498-000

DWG: 03498-000 EX

**1648 Third Avenue SE  
Rochester, MN 55904  
507-289-3919  
www.wsbeng.com**



**Exhibit A:**

Real property in the City of Rochester, County of Olmsted, State of Minnesota, described as follows:

**Parcel 1:**

All that tract or parcel of land situate and lying in the County of Olmsted, State of Minnesota, described as follows to-wit:

Lot 1 and the South 15.50 feet of Lot 2, Block 9, Original Plat, Rochester, Minnesota, and that part of the vacated alley described as: Commencing at the Southeast corner of said Lot 1; thence North on the East line of said Lot 1 to a Point 2.38 feet South of the North line of said Lot 1; thence East 18 feet; thence South parallel with the East line of said Lot 1 to the South line of said Lot 1 if extended East; thence West on the South line of said Lot 1 if extended, to point of beginning.

Commencing for a place of beginning at the Northwest corner of Lot 7, Block 102, Willson's Addition to Rochester, Minnesota, thence North 75 feet to the Southwest corner of Lot 1, Block 9, Original Plat, thence Easterly along the South line of Lot 1, Block 9, Original Plat and continuing Easterly along the South line of Block 9, Willson's Addition, to the Southeast corner of Lot 6, Block 9, Willson's Addition; thence South 75 feet to the Northeast corner of Lot 6, Block 102, Willson's Addition; thence Westerly along the North line of Block 102, Willson's Addition, to the Northwest corner of said Lot 7, Block 102, Willson's Addition, which is the place of beginning.

Lots Six (6), Seven (7), and Eight (8), all in Block Nine (9), Willson's Addition.

That part of Block 102, Willson's Addition to Rochester, Minnesota, described as follows:

Beginning at the Northwest corner of said block; thence Southerly on an assumed azimuth from North of 180 degrees 04 minutes 50 seconds along the West line of said Block, 36.00 feet; thence Easterly 90 degrees 01 minute 19 seconds azimuth parallel with the North line of said Block, 187.07 feet; thence Northeasterly 39 degrees 03 minutes 07 seconds azimuth 20.60 feet to a point 88.30 feet West of the East line of and 20.00 feet South of the North line of said Block; thence Easterly 90 degrees 01 minute 19 seconds azimuth parallel with the North line of said Block, 88.30 feet to the East line of said Block; thence Northerly 00 degrees 05 minutes 05 seconds azimuth along the East line of said Block 20.00 feet to the Northeast corner of said Block; thence Westerly 270 degrees 01 minute 19 seconds azimuth along the North line of said Block, 288.32 feet to the place of beginning.

Registered Property

Certificate of Title No. 35315.0

**Parcel 2:**

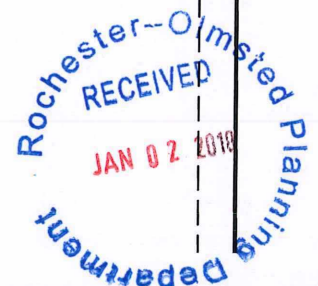
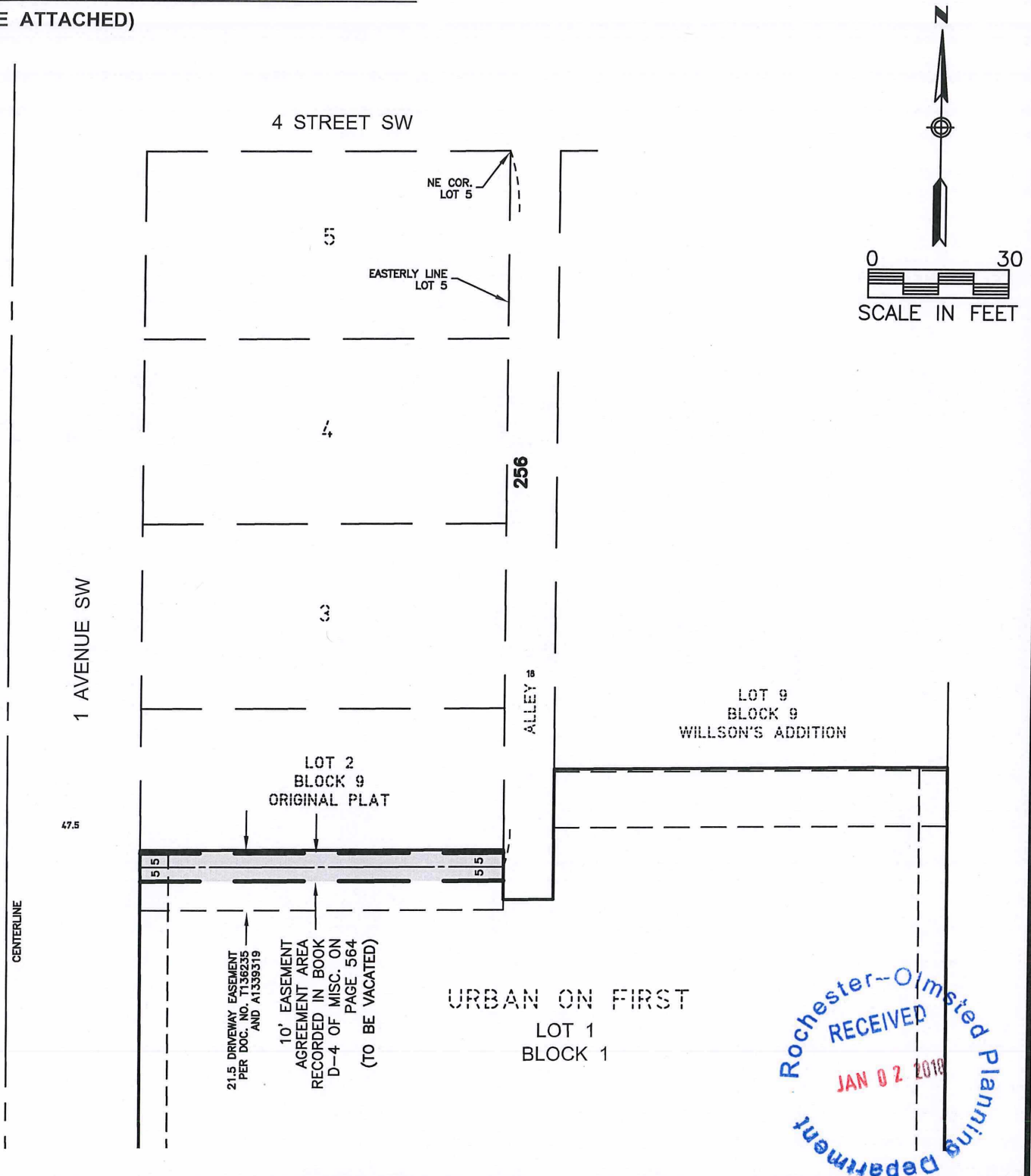
Non-exclusive easements for pedestrian and vehicular access as defined and depicted in the Reciprocal Easement Agreement dated December 31, 2013, recorded January 8, 2014 as Document No. A1339319 in the office of the County Recorder for Olmsted County, Minnesota, and as Doc. No. T136235 in the Office of the Registrar of Titles.



# EASEMENT VACATION EXHIBIT

## EASEMENT VACATION DESCRIPTION:

(SEE ATTACHED)



CLIENT: OPUS GROUP

SCALE: 1" = 50'

DRAWN BY: JJR

DATE : 03/08/17

ACCT. NO. : 03498-000

DWG: 03498-000 EX3

1648 Third Avenue SE  
Rochester, MN 55904  
507-289-3919  
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PROPOSED EASEMENT VACATION DESCRIPTION  
(across Lot 2, Block 9, ORIGINAL PLAT OF ROCHESTER)

That part of Lot Two (2), Block (9), Original Plat of Town, now City of Rochester, Minnesota, described as a strip of land ten feet wide lying five feet on each side of the following described line; Commencing at the northeast corner of Lot Five (5) in said Block Nine (9), thence southerly along the easterly line of said Lot Five (5) and the extension thereof a distance of 256 feet to the point of beginning; thence westerly parallel to the southerly line of said Lot Two (2) a distance of 130 feet more or less to the west line of said Lot Two (2) and there terminating.

